

REQUESTED BY and RETURN TO:  
LEHUA MOSSA  
TAX COLLECTOR  
891 MT RANCH ROAD  
SAN ANDREAS, CA 95249

2025-007572

Rebecca Turner, County Clerk-Recorder  
Calaveras County, California  
07/25/2025 11:11 AM  
Recorded by: CALAVERAS COUNTY TAX COLLECT

Pages: 1

Recording Fee: \$ 0.00

Taxes: \$0.00

Clerk: bdavis Total: \$0.00



## NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on: 6/30/2020  
For the nonpayment of delinquent taxes in the amount of \$1,243.42  
For the Fiscal Year: 2019-2020, Default Number: DEF-200-000-222

Notice is hereby given by the Tax Collector of Calaveras County that, pursuant to Revenue and Taxation Code section 3691, five years or more have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default and that the property is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. If the property is the subject of a bankruptcy proceeding, this notice constitutes a "notice of deficiency" pursuant to Section 362(b)(9)(B) of Title 11 of the United States Code.

The real property subject to this notice is assessed to 9138 Ave A Inc and is situated in said county, State of California, described as follows: Assessor's Parcel Number: 021-005-006-000

All that certain real property situated in the County of Calaveras, State of California, described as:

### PARCEL ONE:

The North Half of the Northwest Quarter of the Southeast Quarter of Section 34, Township 5 North, Range 13 East, M.D.B.&M.

### PARCEL TWO:

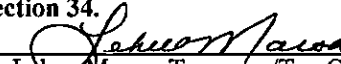
The following described easements for recreational purposes over the Southwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter of the aforesaid Section 34:

- A. Easements for recreational purposes over the existing stream flowing through the property, the dams, weirs, fish ladders and building, formerly used as a fish hatchery, pipes, water lines, pumps and other appurtenances and equipment, all in as is condition.
- B. The existing artificial lakes and dams securing the same together with appurtenances for the operation and maintenance thereof and also a strip of land 50 feet wide surrounding the perimeter of each of said lakes, the lakes for the purposes of this conveyance to include any and all holding ponds used in connection therewith.

### PARCEL THREE:

Easement for roadway purposes as the same now exists over the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter, all in the aforesaid Section 34.

Executed On July 25, 2025

  
Lehua Mossa, Treasurer/Tax Collector

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


STATE OF CALIFORNIA CALAVERAS COUNTY

On July 25, 2025 before me Rebecca Turner, County Clerk, personally appeared Lehua Mossa, Treasurer/ Tax Collector who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity on whose behalf the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the law of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL,

REBECCA TURNER  
COUNTY CLERK - RECORDER

  
DEPUTY